077.0	0001	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	976,300 /	976,300
					USE VALUE:	976,300 /	976,300
					ASSESSED:	976,300 /	976,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		OLD MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAMBUCCO PIERRE	
Owner 2:	MIGNOT ISABELLE	
Owner 3:		
Street 1:	63 OLD MYSTIC ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	SWEENEY JOAN M/TRUSTEE OF THE -
Owner 2:	ROSE L CAPUTO IRREVOCABLE TR -
Street 1:	96 WEBSTER AVE
Twn/City:	PELHAM
St/Prov:	NH
Postal:	03076

Cntry:

NARRATIVE DESCRIPTION

This parcel contains .343 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1962, having primarily Wood Shingle Exterior and 3375 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14955.000	368,200		608,100	976,300
Total Card	0.343	368,200		608,100	976,300
Total Parcel	0.343	368,200		608,100	976,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 289.23 | /Parcel: 289.23

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	48674
GIS Ref	
GIS Ref	
Insp Date	11/30/18

!6397!

PREVIOUS ASSESSMENT

Parcel ID: 077.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	368,200	0	14,955.	608,100	976,300		Year end	12/23/2021
2021	101	FV	354,400	0	14,955.	608,100	962,500		Year End Roll	12/10/2020
2020	101	FV	354,400	0	14,955.	608,100	962,500	962,500	Year End Roll	12/18/2019
2019	101	FV	292,600	0	14,955.	608,100	900,700	900,700	Year End Roll	1/3/2019
2018	101	FV	292,600	0	14,955.	521,200	813,800	813,800	Year End Roll	12/20/2017
2017	101	FV	292,600	0	14,955.	486,400	779,000	779,000	Year End Roll	1/3/2017
2016	101	FV	292,600	0	14,955.	417,000	709,600	709,600	Year End	1/4/2016
2015	101	FV	293,300	0	14,955.	373,500	666,800	666,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:50:46

LAST REV

Date	Time
08/20/19	10:36:05
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6397

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SWEENEY JOAN M/	71474-548	1	8/15/2018	Estate/Div	900,000	No	No		Frank P Caputo dod 6/24/1979
CAPUTO ROSE & S	65387-158		5/19/2015	Convenience	1	No	No		
CAPUTO ROSE & S	30919-566		12/24/1999	Convenience	99	No	No		
CAPUTO ROSE LUC	25539-594		8/2/1995		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/20/1999	199	Manual	2,400					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2019	SQ Returned	JO	Jenny O
11/30/2018	Inspected	PH	Patrick H
11/15/2018	MEAS&NOTICE	CC	Chris C
4/8/2009	Meas/Inspect	163	PATRIOT
10/25/2000	Hearing N/C	189	PATRIOT
3/29/2000	Inspected	264	PATRIOT
11/8/1999	Mailer Sent		
10/21/1999	Measured	256	PATRIOT
7/27/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	48674
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14955		Sq. Ft.	Site		0	70.	0.58	4									608,052						608,100	

Total AC/HA:	0.34332	Total SF/SM:	14955	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	608,052	Spl Credit		Total:	608,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	16 - Stone Vene	10	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Fair
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.27537227
Const Adj.:	1.00289977
Adj $ / SQ:	127.907
Other Features:	92933
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	533617
Depreciation:	165421
Depreciated Total:	368196

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

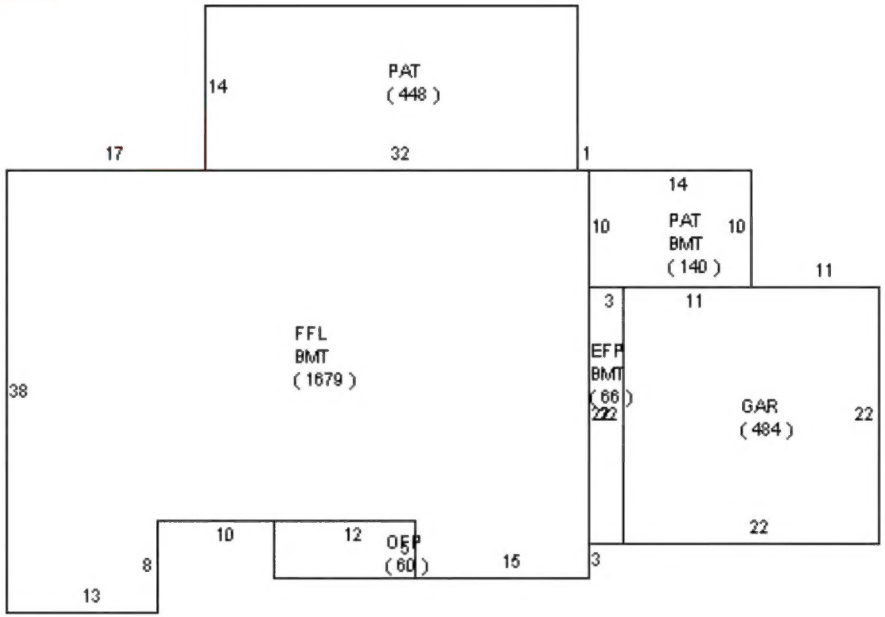
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	154.77
Special Features:	0	Val/Su Net:	77.32
Final Total:	368200	Val/Su SzAd	219.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,885	60.820	114,645
FFL	First Floor	1,679	127.910	214,756
PAT	Patio	588	2.900	1,703
GAR	Garage	484	20.220	9,788
EFP	Enclos Porch	66	68.670	4,532
OFP	Open Porch	60	44.130	2,648

Net Sketched Area:	4,762	Total:	348,072
Size Ad	1679	Gross Area	4762	FinArea	3375
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

077.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc